

**Willow Creek II**  
**Community Development District**  
**Agenda**

Seat 1: Steve McConn – (C.)	
Seat 2: Casey Dare – (V.C.)	
Seat 3: Jeff Myers – (A.S.)	
Seat 4: Stephen White – (A.S.)	
Seat 5: Paul Thomas – (A.S.)	

**Tuesday**  
**March 11, 2025**  
**1:30 p.m.**

**Willow Creek Amenity Center**  
**1756 Pecorino Ct., Titusville, Florida 32780**  
**Microsoft Teams**  
**Meeting ID: 286 834 660 573 and Passcode: 97N9ua3o**  
**1 872-240-4685 and Phone Conference ID: 300 660 322#**

1. Oath of Office for Mr. Casey Dare and Mr. Paul Thomas
2. Roll Call
3. Approval of the Minutes of the January 14, 2025 Meeting
4. Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2025-32** Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
  - D. Motion to Close the Public Hearing
5. Public Hearing to Adopt the Rules
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Number of Occupancy of Clubhouse Gathering
  - D. Consideration of **Resolution #2025-33** Adopting the Rules
  - E. Motion to Close the Public Hearing
6. Public Hearing to Consider the Imposition of Special Assessments
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Acceptance of Engineers Report
  - D. Acceptance of Master Assessment Methodology Report
  - E. Approving the Project and Declaring Special Assessments to Fund Project
  - F. Equalization of Assessments

G. Adoption of **Resolution #2025-34** Authorizing District Projects; Equalizing, Approving, Confirming, and Levying Special Assessments

H. Motion to Close the Public Hearing

7. Ranking of Respondents to Engineering Proposals
8. Ratification of Resolution #2025-10 Establishing Checking Account and Designating Account Signatories
9. Assignments for Existing Vendor Contracts from Willow Creek to Willow Creek II
  - A. Assignment of Agreements for:
    - 1) Pest Control Services with Massey Services, Inc.
    - 2) Pool Maintenance Services with Loggins Pool Cleaning, LLC
    - 3) Security Services with Strada Services, LLC
    - 4) Amenity Management Services with Community Association and Lifestyle Management II, LLC
    - 5) Janitorial Maintenance Services with CSS Clean Star Services of Central Florida, Inc.
    - 6) Lake Maintenance Services with Solitude Lake Management, LLC
    - 7) Landscape and Irrigation Maintenance Services, Weber Environmental Services, LLC
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
11. Financial Reports
  - A. Approval of Invoices / Funding Request #2
12. Supervisors Requests and Audience Comments
13. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.willowcreek2cdd.com>***